

# Written Bid

# Lease Auction

**25**  
YEARS  
est. 2000

**234.79 +/- Crop Acres • Grand Forks County, ND**

**Written Bids Due By: Thursday, January 23, 2025 – 5:00 p.m. (CT)**



**LANDOWNER: *Hildre-Santangelo***



**Pifer's**  
LAND MANAGEMENT

877.700.4099

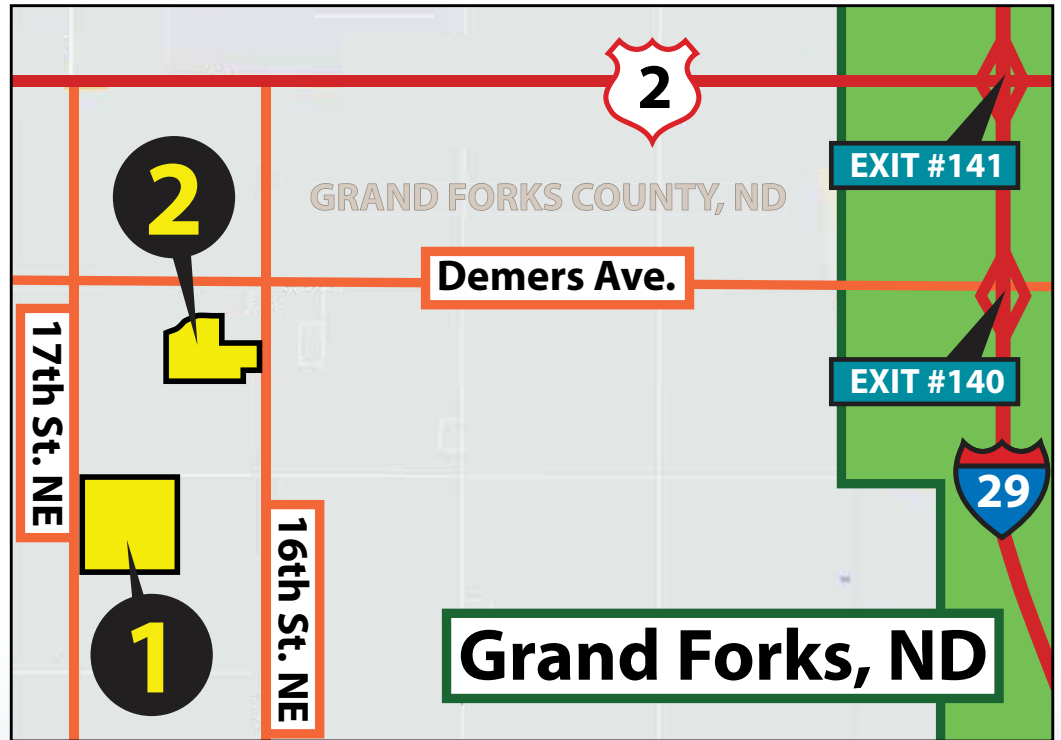
[www.pifers.com](http://www.pifers.com)

# INTRODUCTION

**Auction Note:** Pifer's Land Management is seeking sealed bids for the 2025 and 2026 crop seasons. This property in Brenna Township features 234.79 +/- crop acres with a majority of class III Bearden silty clay loam soils. Parcels are separate but will be lumped together for one total bid, both parcels have great access on 16th St. NE and 17th St. NE. The successful bidder will have possession upon signing of the lease by the owner and tenant. Bids will be submitted on an annual dollar per acre basis.

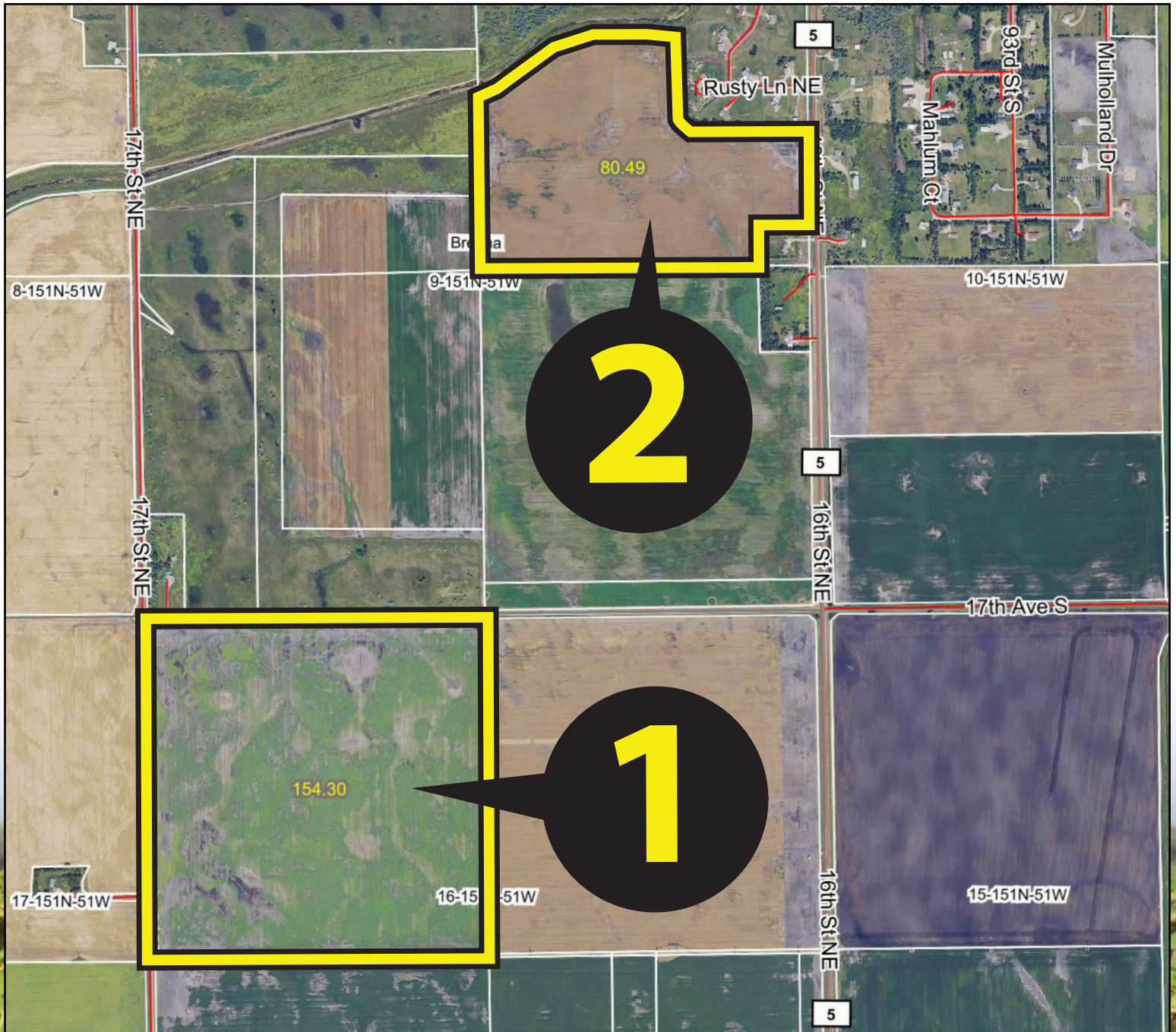
## Driving Directions

At the intersection of I-29 and Demers Ave. in Grand Forks, ND, go west 4 miles to 16th St. NE. Go south on 16th St. NE for 0.25 miles and this will put you at the east side of parcel 2. From parcel 2, go south on 16th St. NE for 0.75 miles to 17th Ave. S. Go west on 17th Ave. S for 1 mile and this will put you at the NW corner of parcel 1.



**Morgan Almer** • 701.212.5115 or [morgan@pifers.com](mailto:morgan@pifers.com)

# OVERALL PROPERTY

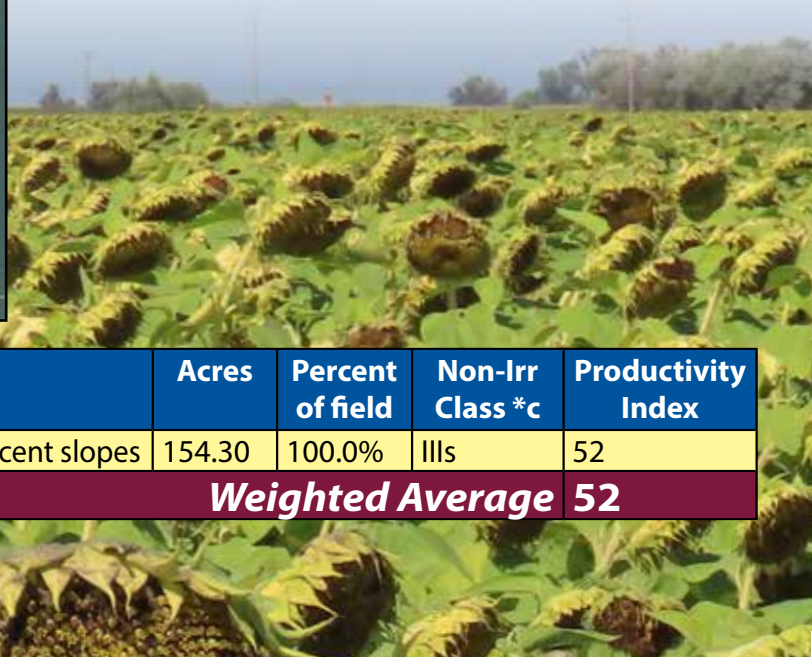
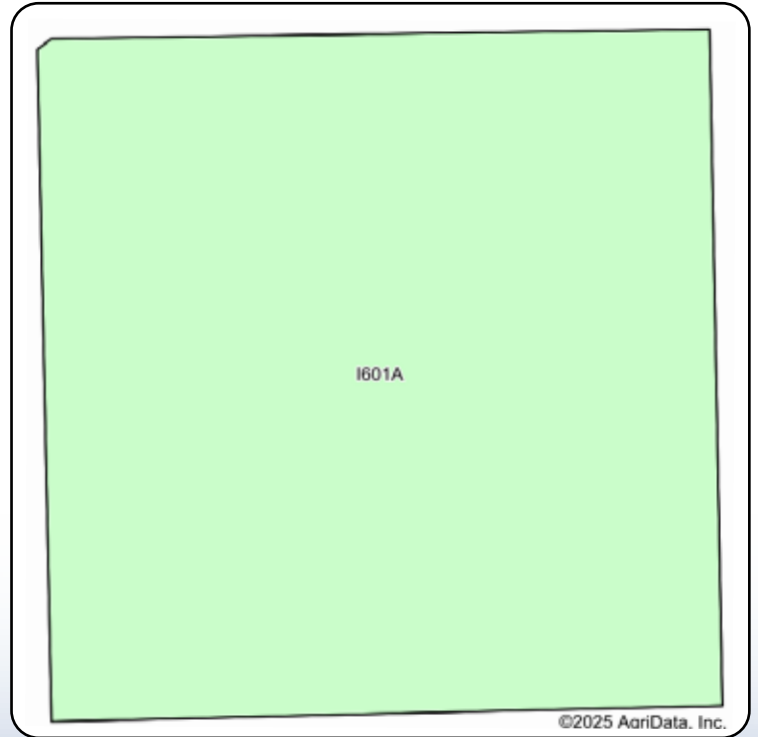


# PARCEL 1

**Crop Acres:** 154.3 +/-

**Legal:** NW¼ 16-151-51

This parcel features 154.3 +/- crop acres with Class III Bearden silty clay loam soils and great access on 17th St. NE. Sunflowers were grown on this parcel in 2024.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	154.30	100.0%	IIIs	52
<b>Weighted Average</b>					<b>52</b>

# PARCEL 1 PHOTOS

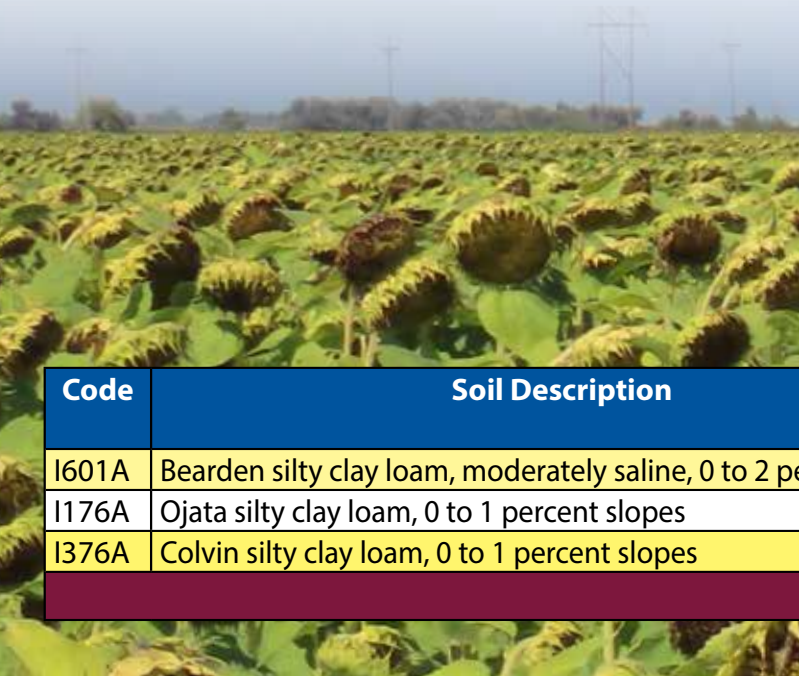
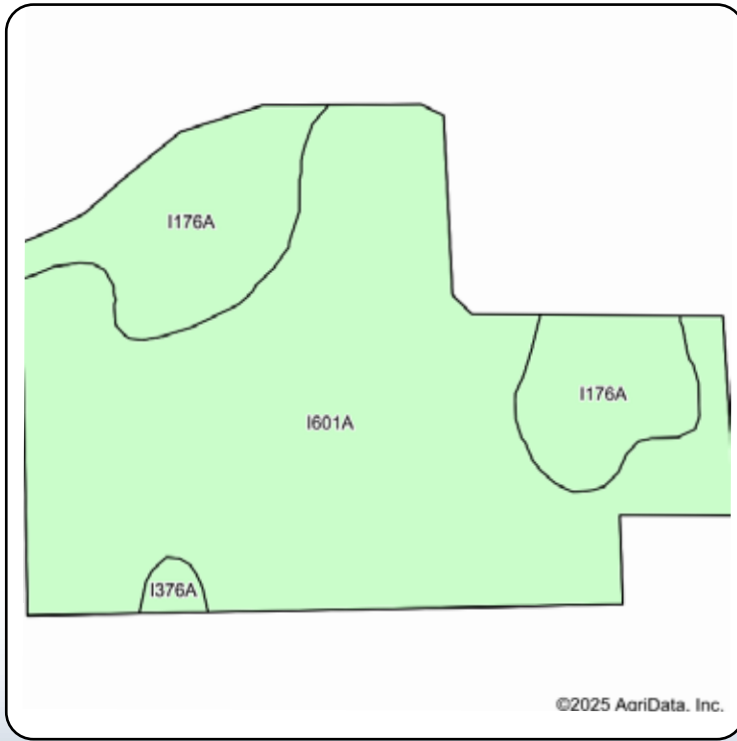


# PARCEL 2

**Crop Acres:** 80.49 +/-

**Legal:** NE¼ EX 14A RR, Ex 15A Rd, Ex 23.6A, Ex 32.94A, Ex 3.45A in 9-151-51

This parcel features 80.49 +/- crop acres with the majority of the field having Class III Bearden silty clay loam soils and great access on 16th St. NE. Wheat was grown on this parcel in 2024.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	61.03	75.9%	IIIs	52
I176A	Ojata silty clay loam, 0 to 1 percent slopes	18.62	23.1%	VIs	25
I376A	Colvin silty clay loam, 0 to 1 percent slopes	0.84	1.0%	IIw	68
<b>Weighted Average</b>					<b>45.9</b>

# PARCEL 2 PHOTOS



# TERMS & CONDITIONS



1. All written bids must be received before 5:00 p.m. (CT) on January 23, 2025.
2. Written bids will be submitted on an annual per acre basis.
3. All written bids must be accompanied with a 2 year farming plan, including but not limited to, crop rotation, normal chemical/fertilizer application, and tillage/planting practices. The stewardship/farming plans are important to the landowner (s) and will play an important role in the final decision when awarding the contracts.
4. The winning bidder will (upon Landowner acceptance) receive a lease agreement provided by Pifer's Land Management.
5. Bidders are bidding on a 2-year lease agreement. The agreement will begin on February 1, 2025 and terminate December 31, 2026.
6. Annual rent will be due March 15 each year of the lease agreement.
7. The awarded bidder must provide a letter of good standing from their financial institution.
8. The Landowner reserves the right to accept or reject any and all bids.

Hildre-Santangelo	Price/Acre
<b>PARCELS 1 &amp; 2</b> <b>234.79 +/- Crop Acres</b>	

TEAR/CUT HERE

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

I understand & agree to all the terms & conditions for this lease auction.

877.700.4099



*SUBMIT BIDS TO:*  
**Morgan Almer**  
701.212.5115 | [morgan@pifers.com](mailto:morgan@pifers.com)